

Vision North San Jose

- ***Proposed Update to the North San Jose Area Development Policy***
- ***Corresponding Proposed Amendments to the City of San Jose General Plan***



***Berryessa Community Advisory Council
April 11, 2005***

North San Jose Setting



■ Project Area

- 4,700 acres

■ Land Uses

- Industrial Park (3,000 acres)
- Other Industrial (250 acres)
- Residential (500 acres)
- Commercial (200 acres)
- Roads, etc. (750 acres)

■ Development

- Industrial 42 million sq. ft.
- Residential 8,000 units

■ Key Features

- Highway 101, Interstate 880 & Route 87
- Guadalupe River & Coyote Creek
- Light Rail
- Airport

Current North San Jose Policy



■ ***General Plan***

- *Industrial Park*
- *Heavy Industrial*
- *Residential*
- *Rincon South Specific Plan*

■ ***Current North San Jose Area Development Policy***

- *Industrial Development Floor Area Ratio (FAR) Cap of 0.35*
- *0.40 FAR allowed on properties within 2,000 feet of Light Rail*
- *Ability to transfer density*

■ ***Current Development Capacity***

- *6.7 million square feet of industrial (restricted to particular properties)*
- *7,300 residential units*
- *100,000 square feet of commercial*

Vision North San Jose Goals

■ ***Promote Economic Activity***

- *Add development capacity for up to 80,000 new jobs*
- *Increase flexibility & allow variety of building types*
- *Concentrate development along LRT line and near Airport*



■ ***Promote Livability***

- *Integrate retail uses*
- *Provide housing within proximity of jobs*

■ ***Promote Long-term Vitality***

- *Build transportation improvements financed by development*
- *Promote pedestrian activity and transit use*



NSJ Issues

■ ***2030 Projected Population and Economic Growth (ABAG)***

- *355,000 new CSJ residents; 520,000 new residents in County*
- *240,000 new CSJ jobs; 440,000 new jobs in County*

■ ***“Smart Growth” Planning***

- *Growth in County results in comparable traffic levels Citywide*
- *“No Project” alternative generates through-trips vs. trips with endpoint within San Jose*
- *Project would focus growth in an area with existing infrastructure, including transit*
- *Growth in NSJ results in benefits for the City*

■ ***Economic/Fiscal Impacts***

- *Remove constraint upon companies seeking to expand in NSJ*
- *Benefit from economic growth*
- *Jobs/Housing Balance (benefit/cost of adding housing)*

Industrial Development



- ***New Development Capacity***
 - *Add 20 million square feet of industrial office development capacity*
 - *Add 1.7 million square feet of commercial/retail space*
 - *Allow flexible allocation*
- ***Environmental Clearance***
 - *Program Environmental Impact Report (EIR)*
 - *Clearance for 26.7 million square feet of new industrial office space*
- ***Create Premier Silicon Valley Corporate Center***
 - *Concentrate 16 million square feet within Core Area*

Residential Development



■ ***Existing Residential Areas***

- 8,000 Units

■ ***New Residential Overlay Areas***

- 400 acre area for potential residential and supporting uses

- Conversion of up to 285 acres for residential use

- Minimum net density of 55 DU/AC for 200 Acres

- Minimum net density of 90 DU/AC for 85 Acres

- Consistent with City's fiscal land use analysis

■ ***Industrial Core Area***

- Opportunity for industrial/residential mixed-Use development.

Residential Development

■ ***Conversion Criteria***

- *Phasing*
- *Compatible with industrial land uses*
- *Ability to provide services & amenities*
- *Site Design*



■ ***Conversion Priority***

- *Facilitate industrial development*
- *Provide parklands or school site*
- *Adjacent to existing residential use*
- *Mixed-use (commercial)*
- *Density*



■ ***Residential Amenities***

- *New Parklands consistent with the City's Parkland Dedication Ordinance*
- *Incorporate retail space*
- *Pedestrian facilities*
- *Design consistent with City's residential design guidelines*



Transportation Improvements



■ Major Roadway Improvements

- 1 Widen Montague
- 2 Widen Zanker
- 3 101 Trimble
- 4 Montague – Trimble Flyover
- 5 880 / Charcot Overpass
- 6 101 / Zanker – Skyport Overpass
- 7 101 / Mabury Interchange
- 8 First Street / 237
- 9 McCarthy / Montague
- 10 Oakland / 101

■ Other Improvements

- Transit/Bicycle/Pedestrian Facility Improvements
- Downtown Couplet Conversions
- Grid System
- 15 NSJ Intersections
- 9 CSJ Intersections

Transportation Funding

- ***\$520 Million in Transportation Improvements***
- ***Funding Vital Improvements to Allow FAR Increase***
 - *City Contribution = \$30 million*
 - *Prospective State & Other Funding = \$28 million*
 - *Development Contribution = \$460 million*
 - *Fair-share funding mechanism based upon trip generation*
 - *Distributed over 49,325 Total Trips = \$9,326 per trip*
- ***Industrial Development (26.7 Million Square Feet):***

Proposed Fee = \$10.44 per square foot
- ***Residential Development (32,000 Units):***

Proposed Fee (Single-family) = \$6,994 per unit

Proposed Fee (Multi-family) = \$5,596 per unit
- ***Supporting Commercial Uses (1.4 Million Square Feet)***

No Fee

Development Phasing / Implementation

■ ***Phase 1***

- *Up to 7 Million sq. ft. of Industrial*
- *Up to 8,000 Residential Units*

- *US 101 / Trimble*
- *Montague Widening*
- *First Street / Montague*
- *First Street / Charcot*
- *First Street / Metro*
- *First Street / Trimble*

- *Montague / Trimble*
- *Old Oakland / Montague*
- *Trade Zone / Montague*
- *Brokaw / Bering*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 2***

- *7 to 14 Million sq. ft. of Industrial*
- *8,000 to 16,000 Residential Units*

- *Charcot Overcrossing*
- *Zanker Widening*
- *Zanker / Montague*

- *Zanker / Trimble*
- *Zanker / Brokaw*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 3***

- *14 to 21 Million sq. ft. of Industrial*
- *12,000 to 24,000 Residential Units*

- *First Street / 237*
- *Zanker / Tasman*
- *Zanker / Charcot*

- *Junction / Charcot*
- *McCarthy / Montague*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 4***

- *21 to 26.7 Million sq. ft. of Industrial*
- *16,000 to 32,000 Residential Units*

- *Zanker / Skyport Connection*
- *Mabury Interchange*

- *Transit/Bicycle/Pedestrian*

Project Schedule

- ***Public Outreach*** ***October 2004 – May 2005***

- ***Environmental Review***
 - ***Traffic Analysis*** ***Draft Completed January 2005***
 - ***EIR Public Circulation*** ***March – April 2005***

- ***Products***
 - ***Program EIR*** ***May/June 2005***
 - ***Area Development Policy (Updated)*** ***June 2005***
 - ***General Plan Amendments*** ***June 2005***
 - ***Zonings*** ***Subsequent***

- ***Public Hearing Schedule***
 - ***Planning Commission*** ***May/June 2005***
 - ***City Council*** ***June 2005***

Public Outreach

Date	Event/Organization
Various	Other agency briefings (VTA, Caltrans, other cities)
Various	North San Jose Property Owners
10/06/04 10/07/04 02/16/05	General Plan Community Meeting
10/27/04 12/08/04 01/26/05	SNI Project Area Committee
11/01/04	San Jose Mercury News Editorial Board
11/15/04 01/10/05	Berryessa Community Action Council
11/16/04 11/29/04	San Jose Business Journal Briefing
11/19/04	Developer Roundtable (Planning)
11/30/04	Council District 6 Community Meeting
11/30/04	NSJ EIR Scoping Meeting
12/02/04	Citywide Public Meeting (City Hall)
12/08/04	Downtown Association
12/02/04	Developer Stakeholders (Public Works)

Public Outreach

Date	Event/Organization
01/04/05	Silicon Valley Manufacturing Group – Transportation Committee
01/05/05	Home Builders Association
01/07/05	Tri-County Apartment Association
01/10/05	Silicon Valley Manufacturing Group – Land Use and Housing Committee
01/11/05	Sierra Club – Land Use Committee
01/14/05	Chamber of Commerce
01/14/05	Housing Action Coalition
02/07/05	Building Better Transportation Committee
02/07/05	Consulting Engineers and Land Surveyors of California
02/09/05	Building Trades Council Board
02/10/05	Housing Advisory Commission
02/14/05	City Council Study Session
02/22/05	NSJ Major Property Owners
02/24/05	NAIOP
04/21/05	BCAC

Proposed Development Example

Light Rail Corridor - Before



Proposed Development Example

Light Rail Corridor - After



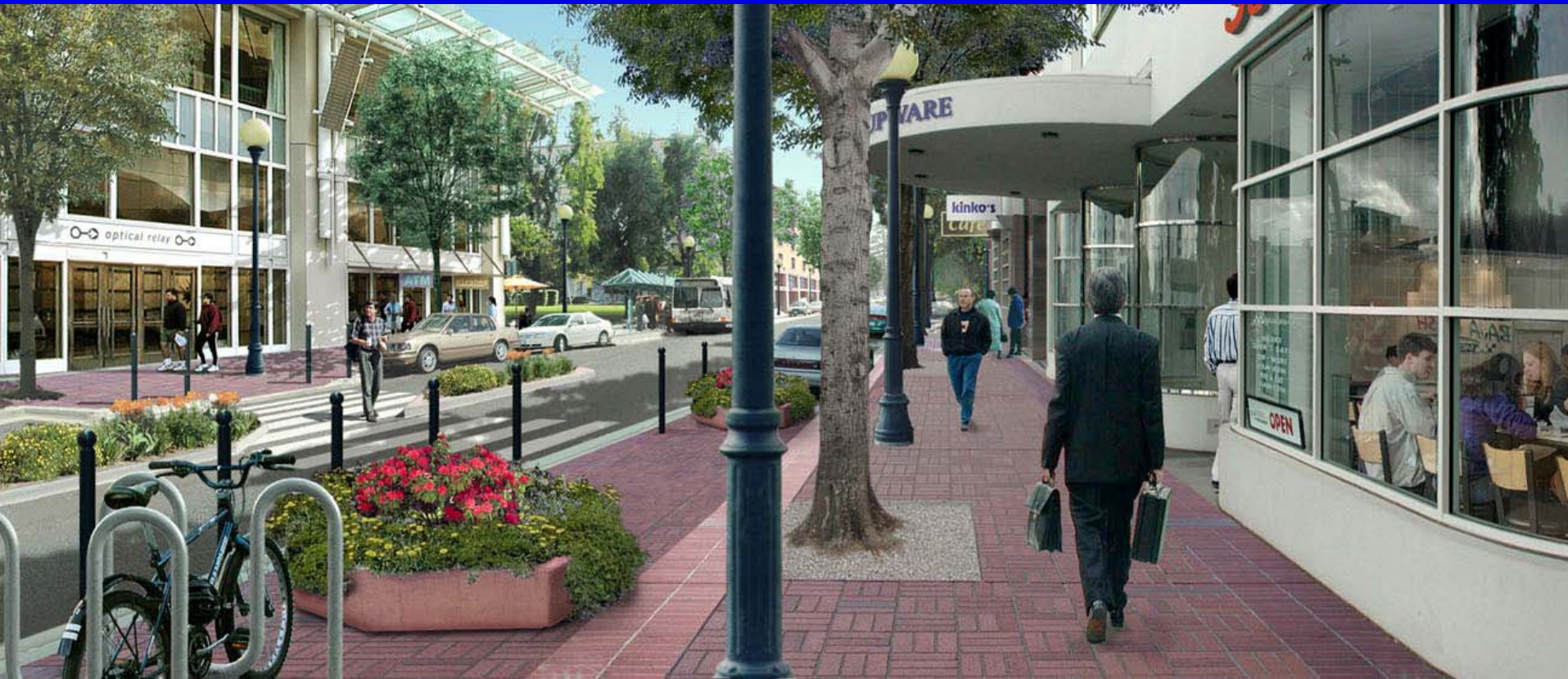
Proposed Development Example

Office Park - Before



Proposed Development Example

Office Park - After



Proposed Development Example

Light Rail Corridor - Before



Proposed Development Example

Light Rail Corridor - After

